

008.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,027,800 / 1,027,800

USE VALUE: 1,027,800 / 1,027,800

ASSESSED: 1,027,800 / 1,027,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ARONSON STEVEN C-ETAL	
Owner 2: MC CLANAHAN CARLENE A	
Owner 3:	

Street 1: 70 FREEMAN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,300 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 3151 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 0 HalfBath, 13 Rooms, and 5 Bdrooms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH							
Type:	13 - Multi-Garden			Full Bath:	1	Rating:	Good									SFL	6	EFP					
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:										OFF	(48)	OFF	(108)				
(Liv) Units:	2	Total: 2			3/4 Bath:	2	Rating:	Good															
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																	
Sec Wall:		%			OthrFix:		Rating:																
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																
Color:	GRAY			A Kits:	1	Rating:	Very Good																
View / Desir:				Fpl:		Rating:																	
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1925	Eff Yr Blt:			Location:																		
Alt LUC:		Alt %:			Total Units:																		
Jurisdct:	G4	Fact: .			Floor:																		
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL								
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:				1	8	3									
Sec Int Wall:		%			Economic:			%	Additions:				1999										
Partition:	T - Typical			Special:			%	Kitchen:				2001											
Prim Floors:	3 - Hardwood			Override:			%	Baths:															
Sec Floors:		%			Total:	18.6	%	Plumbing:															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:				Heating:															
Bsmnt Gar:					170.00				General:														
Electric:	3 - Typical			Size Adj.: 0.98328042				Totals				2	13	5									
Insulation:	2 - Typical			Const Adj.: 0.98000199																			
Int vs Ext:	S			Adj \$ / SQ: 163.815																			
Heat Fuel:	1 - Oil			Other Features: 125000																			
Heat Type:	5 - Steam			Grade Factor: 1.00																			
# Heat Sys:	2				NBHD Inf: 1.00000000																		
% Heated:	100				NBHD Mod:																		
Solar HW:	NO				LUC Factor: 1.00																		
% Com Wall:					Adj Total: 716769																		
					Depreciation: 133319																		
					Depreciated Total: 583450																		
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:			
SPEC FEATURES/YARD ITEMS				PARCEL ID 008.0-0004-0003.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y		120X20	A	AV	1925	21.25	T	40	104			5,100		5,100						
More: N	Total Yard Items:	5,100			Total Special Features:												Total:	5,100					

The sketch shows a rectangular footprint with various rooms labeled: SFL (Second Floor), BMT (Basement), FFL (First Floor), HST (Half Story), OFF (Open Porch), WDK (Deck), and EFP (Enclosed Porch). Room counts are indicated: 6 rooms on the second floor, 18 rooms on the first floor, 3 rooms in the basement, 1 room in the half story, 3 rooms in the open porch, 1 room in the deck, and 1 room in the enclosed porch. The total sketched area is 5,020 square feet, contributing to a total value of 591,768.

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A photograph of a two-story house with light blue siding and white trim. The front entrance features a porch with white columns and a balcony above it. Christmas decorations, including red bows and lights, are visible on the porch and balcony railings. The house is surrounded by a lawn and some trees.